045.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	892,600 / 892,600
					USE VALUE:	892,600 / 892,600
					ASSESSED:	892,600 / 892,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAMEZ JOHN
Owner 2:	
Owner 3:	
Street 1:	20 FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,293 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1850, having primarily Asphalt Exterior and 2928 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5293.000	429,600		463,000	892,600
Total Card	0.122	429,600		463,000	892,600
Total Parcel	0.122	429,600		463,000	892,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.85 | /Parcel: 304.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 045.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	429,600	0	5,293.	463,000	892,600	892,600	Year End Roll	12/18/2019
2019	104	FV	343,000	0	5,293.	492,000	835,000	835,000	Year End Roll	1/3/2019
2018	104	FV	343,000	0	5,293.	358,800	701,800	701,800	Year End Roll	12/20/2017
2017	104	FV	318,300	0	5,293.	312,500	630,800	630,800	Year End Roll	1/3/2017
2016	104	FV	318,300	0	5,293.	266,200	584,500	584,500	Year End	1/4/2016
2015	104	FV	263,000	0	5,293.	260,500	523,500	523,500	Year End Roll	12/11/2014
2014	104	FV	263,000	0	5,293.	214,200	477,200	477,200	Year End Roll	12/16/2013
2013	104	FV	274,000	0	5,293.	203,700	477,700	477,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK JANE/ETAL	29476-188		12/4/1998	Family	160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/23/2017	Meas/Inspect	DGM	D Mann
4/16/2009	Measured	372	PATRIOT
3/7/2000	Measured	263	PATRIOT
8/19/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5293		Sq. Ft.	Site		0	80.	1.09	1									463,032						463,000	

Total AC/HA: 0.12151 | Total SF/SM: 5293 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 463,032 | Spl Credit | Total: 463,000

User Acct

32155

GIS Ref

GIS Ref

Insp Date

11/10/18

!3859!

PRINT

Date	Time
12/10/20	18:59:59

LAST REV

Date	Time
04/09/19	15:04:44

apro

USER DEFINED

Prior Id # 1:	32155
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	11 - Asphalt		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.00860655
Const Adj.:	0.93050694
Adj $ / SQ:	150.162
Other Features:	110250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622634
Depreciation:	193017
Depreciated Total:	429618

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

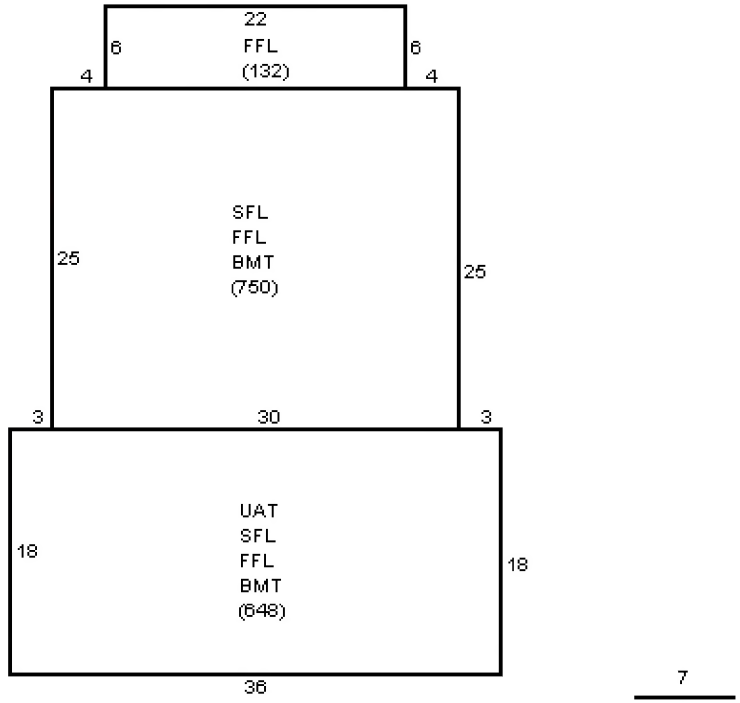
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.16
Special Features:	0	Val/Su Net:	95.72
Final Total:	429600	Val/Su SzAd	146.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,530	150.160	229,749
BMT	Basement	1,398	45.050	62,978
SFL	Second Floor	1,398	150.160	209,927
UAT	Upper Attic	162	60.060	9,731

Net Sketched Area:	4,488			Total:	512,385
Size Ad	2928	Gross Are	4974	FinArea	2928

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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